

## **ARTICLE 67**

## **FORM BASED CODE DEVELOPMENT DISTRICT REGULATIONS**

The purpose of the Form Based Code Development (FBCD) District is to create walkable mixed use neighborhoods through the use of transect-based zoning areas and to provide regulatory standards governing, among other planning elements, building form and land use within the transect areas. These standards are intended to ensure that proposed development is compatible with existing and future development of neighboring properties, is consistent with the comprehensive plan, produces an environment of desirable character, and otherwise promotes and protects the public health, safety and general welfare.

### **67.1 - Applicability**

These regulations are applicable to any parcel of land containing at least forty (40) acres that is zoned as an FBCD District and that will create a walkable urban environment using the transect zones and applicable regulatory standards established in this article.

The City of Huntsville Zoning Ordinance and Subdivision Regulations shall continue to apply to matters not otherwise regulated by this article and, in the case of conflict, this article shall apply.

### **67.2 - Instructions and Process**

#### **67.2.1          Creation of the FBCD District**

The FBCD District may be created either by an initial zoning of the land after annexation or through the rezoning process. Prior to the zoning or the rezoning of the subject land, the request for an FBCD District designation shall be reviewed by the Consolidated Review Committee (CRC) before submission to the Zoning Committee.

#### **67.2.2          Zoning and Rezoning Process**

The zoning or rezoning process for an FBCD District designation essentially follows the same procedure for all zoning and rezoning of lands in the city and involves the establishment of either a Clustered Land Development or Traditional Neighborhood Development, or a combination of both, as well as the general form of the district including its basic pattern of transects, infrastructure improvements, special requirements consistent with the provisions of this article, and any allowed deviations. Prior to the submission of an application for a zoning or a rezoning to an FBCD District, there shall be a pre-application meeting between the applicant and Planning staff. One month prior to the presentation of the zoning or rezoning application to the Zoning Committee, the applicant shall submit for review by the Consolidated Review Committee (CRC) a detailed regulating plan

consisting of one or more maps and documents indicating the following:

- 1) Transect zones
- 2) Civic spaces
- 3) Thoroughfare networks including street sections
- 4) Special districts, if any
- 5) Special requirements or materials, if any
- 6) Allowed deviations, if any
- 7) Signage regulations
- 8) Architectural renderings
- 9) Unified Control Document
- 10) Environmental site assessment
- 11) Any other information required by the Planning staff

Once the regulating plan has received preliminary approval by the CRC, the Zoning Committee will recommend that the Planning Commission set a public hearing on the requested zoning or rezoning. Prior to the Planning Commission public hearing, the applicant shall hold a neighborhood meeting as required by subsection 67.2.3. of this article. Once all of the requirements for a neighborhood meeting have been met, Planning staff shall provide to the Zoning Committee the results of the neighborhood meeting, as well as a report of any modifications to the zoning or rezoning application and regulating plan, and any comments by the CRC. In accordance with applicable law, the Planning Commission shall hold a public hearing on the zoning or rezoning request and the zoning or rezoning request and Planning Commission recommendation shall be forwarded to the City Council where a second public hearing is held and the request may be voted on. Only the City Council can zone or rezone land. A zoning or rezoning request takes a minimum of four months to complete.

#### 67.2.3. Neighborhood Meeting Required

Applicants for a zoning or rezoning of land to an FBCD District shall schedule and conduct a neighborhood meeting in compliance with this section at a time after an initial presentation to the Zoning Committee and before the request will be heard before the Planning Commission at a public hearing. The applicant is responsible for all costs associated with the neighborhood meeting.

The purpose of the neighborhood meeting is to:

- 1) Encourage applicants to allow for informed decision making through the dissemination of proposals and alternatives;
- 2) Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving

them the opportunity to understand and try to mitigate any impacts their application may have on the community;

- 3) Ensure that interested stakeholders have an adequate opportunity to learn about applications that may affect them and to work with applicants to try to resolve concerns at an early stage of the process; and
- 4) Facilitate ongoing communication between the applicant and all stakeholders, public and private, throughout the application review process.

In order to meet the requirements for a neighborhood meeting, the applicant shall:

- 1) Prepare a notice that sets forth the purpose and substance of the proposed application, and the time, date and place of the neighborhood meeting;
- 2) Prior to the meeting, submit a copy of the notice to the Manager of Planning; and
- 3) Send the notice by first-class mail to all property owners of record in the tax assessor's office within five hundred (500) feet of the subject property.

City staff may attend the neighborhood meeting. The role of city staff will be limited to discussing the review process for the development and explaining the opportunities for the public to be engaged in the review process.

The applicant shall create a written summary of the meeting, which shall be filed with the Planning Department. This written summary will be attached to the application and a copy shall be presented to the Planning Commission and the City Council. At a minimum, the report shall include the following information:

- 1) Dates and locations of neighborhood meetings;
- 2) Details of methods the applicant used to involve the public, including the form and content of all communications with stakeholders, a list of stakeholders, and a copy of the sign-in sheet for the meeting.
- 3) A summary of concerns and issues raised during the neighborhood meeting and the applicant's response.

The Manager of Planning may require that one or more additional neighborhood meetings be held. If the zoning or rezoning application presented to the Zoning Committee for consideration is substantially modified, as determined by the Manager of Planning,

from what was presented at the neighborhood meeting, the Manager of Planning may require that a second neighborhood meeting in compliance with this Section be held to present the modified application.

67.2.4 Consolidated Review Committee (CRC)

There is hereby created a Consolidated Review Committee (CRC) comprised of a member from each regulatory agency having jurisdiction over the approval or permitting of a project which shall have the responsibility of reviewing the detailed regulating plan for its conformance to this article. Should the CRC find any non-conformance in any element of the plan it shall provide comments to the applicant who shall promptly correct the non-conformance to the satisfaction of the CRC.

Should a violation of an approved regulating plan occur during construction, or should any construction, site work, or development be commenced without an approved detailed regulating plan, the Zoning Administrator has the right, in addition to other rights the Zoning Administrator may have, to require the owner to stop, remove and/or mitigate the violation.

67.2.5 Minor and Major Deviations

- 1) There shall be two types of deviation from the requirements of this Article: minor and major. Whether a deviation is a minor deviation or a major deviation shall be determined by the CRC.
- 2) A minor deviation is one that substantially conforms to the adopted standards, regulations and guidelines, and is not in conflict with any provisions of applicable law. The CRC shall have the authority to approve or disapprove administratively a request for a minor deviation. Minor deviations may include, but are not limited to:
  - a) Allowance of a use not listed in the permitted uses of the regulatory documents, if the CRC determines that the use is consistent with or similar to the intent of the community plan.
  - b) Modifications to park and public space designs described in the regulatory documents.
  - c) Any other modifications determined by the CRC to be in accordance with the required findings for a minor deviation.

A request for a minor deviation shall be submitted in writing and shall include the specific text, exhibits, or other

changes proposed for the minor deviation and other materials or information requested by the CRC in order to review the proposal and document all of the findings identified above.

- 3) A major deviation is any ruling on a deviation other than a minor deviation. Major deviations shall be granted only by submitting the major deviation documents through the same process as the initial zoning or rezoning request as described in Section 67.2.2 of this article.
- 4) The request for a minor deviation or a major deviation shall not subject the entire application to the subdivision or rezoning process, but only that portion necessary to rule on the specific issue requiring the relief.
- 5) The following standards and requirements shall not be available for minor deviations:
  - a) the primary use or character of the development.
  - b) the minimum dimensions of traffic lanes.
  - c) the required provision of rear alleys and rear lanes.
  - d) the permission to build accessory buildings.
  - e) the minimum requirements for parking.
  - f) the minimum requirements for open space.

### **67.3 - Site Planning Standards for Walkable Urban Neighborhoods**

#### **67.3.1 Transect Zone Allocation**

The transect zones are described in Table 1. They primarily focus on creating mixed-use walkable areas of the city and range in function and density from open space (Transect 1), primarily low density residential areas (Transect 2), primarily medium density residential areas (Transect 3) to higher density neighborhoods with a mix of building types and other commercial and retail areas (Transects 4 and 5). No more than fifteen percent (15%) of land shall fall outside of a pedestrian shed unless it is being designated as Transect 1- natural or civic space.

- 1) Clustered Land Development (CLD)
  - a) A CLD shall consist of a minimum of forty (40) contiguous acres and a maximum of eighty (80) contiguous acres and shall be structured by no more than one standard pedestrian shed.
  - b) A CLD shall include transect zones as allocated in Table 9. A minimum of fifty percent (50%) of the development shall be permanently allocated to Transect 1.

- 2) Traditional Neighborhood Development (TND)
  - a) A TND shall consist of a minimum of sixty (60) contiguous acres and a maximum of one hundred and sixty (160) contiguous acres and shall be structured by at least one standard or linear pedestrian shed.
  - b) A TND shall include transect zones as allocated in Table 9.
  - c) Larger sites shall be designed and developed as multiple pedestrian sheds, each subject to the individual transect zone requirements for its type as allocated in Table 9. The simultaneous planning of adjacent parcels is encouraged.
  - d) In the Transect 4 zone, there shall be a minimum residential mix of three (3) building disposition types (none less than twenty percent [20%]) selected from Table 3.

67.3.2 General Neighborhood Layout

Block Size

- 1) The maximum perimeter of any block shall be no more than eighteen hundred (1,800) feet. Individual block sides shall be no more than five hundred (500) feet in length.
- 2) In commercial areas, pedestrian passages leading from the street to the middle of the block shall be provided at mid-block with intervals of no greater than two hundred and fifty (250) linear feet.

Alleys

- 1) Alleys are required in Transect 3, Transect 4 and Transect 5 zones.
- 2) For such zones, all services are required to be located within the alley.

Conditions on Uses

- 1) The use of aluminum, steel or other metal siding or cladding as an exterior building finish on newly constructed non-residential buildings and structures, and on newly constructed accessory structures with a building footprint in excess of one thousand (1000) square feet, is prohibited.

This requirement shall not include window framework, doors, roofs and walkway covers.

- 2) Custom materials approved by the CRC for development infrastructure such as pavements, sidewalks, manhole covers and street lights may be installed; however, when repair or replacement is required, the city will replace these items with standard city materials unless the homeowners' association or the developers provide the special replacement materials or items at no additional cost to the city, including any cost required for special installation of such materials.

#### 67.4 - Neighborhood Centers and Main Streets

The following regulations shall apply to all apartment developments and all non-residential uses in Transect 4, Transect 5 and Special District zones:

##### 67.4.1 Front yards and driveways

- 1) Front yards are not permitted except where there is located a porte-cochere, plaza, courtyard, or other such publicly available space. In such case, the porte-cochere must be built to the property line along the street frontage.
- 2) Vehicular driveways shall be sited and designed so as to create the least hazard to pedestrians, and curb cuts per block shall be limited to a maximum of one (1) curb cut per two hundred (200) linear feet of street frontage. The location and separation distance of the curb cuts shall be as approved by Traffic Engineering.

##### 67.4.2 Street Level Walls

The purpose of the street level wall requirement is twofold. The first goal is to promote the establishment of a variety of retail, service and entertainment type businesses for the convenience of the office, residential, and tourist populations. The second aim is to promote pedestrian use and activity and to encourage a higher degree of street life and vitality. Retailing is enhanced by having transparent store fronts abutting the sidewalk and by assembling a critical mass of continuous retail activities along adjoining streets.

- (1) The front façade of, and principal entrances to, each building shall be oriented toward a public street. If that is not possible due to the function of the use, front facades and the principal entrances shall be oriented toward a permanent pedestrian access easement which will be open for public pedestrian use. All facades oriented along public streets shall be designed to encourage pedestrian activity.

- (2) Doorways shall be recessed into the building interior to a depth sufficient to separate sidewalk traffic from outwardly opening doors, to create focal interest, and to punctuate the street wall.
- (3) New construction shall utilize natural materials for the exterior cladding of all visible wall surfaces. The facades should be designed to be compatible with surrounding buildings in terms of scale, color and texture of materials, form and massing, and design detailing. Acceptable materials include, but are not limited to, brick, stone, concrete stucco, terra cotta, precast concrete, glass, and where appropriate, cast metal for fenestrations, columns and beams. Polished stone and mirrored glass should be avoided as primary materials. Synthetic and imitation materials as well as aluminum, vinyl and plastic materials are not acceptable.
- (4) To create an animated streetscape, an unbroken expanse of solid or blank wall shall not exceed twenty (20) linear feet. Devices suitable to break such a wall span include doors, windows, display windows and cases, street art, fountains, plazas, trees and landscaping, pedestrian furniture and the introduction of variety in materials, texture, color and/or pattern of wall materials.
- (5) Street level commercial spaces shall be configured as units fifteen (15) to fifty (50) feet wide in order to stimulate visual interest, establish a predictable rhythm for pedestrians, and encourage the introduction of small retail and service businesses. In the case where buildings need to be wider than the maximum building width, the wider buildings shall be designed to be read as multiple separate buildings, each with the above stated maximum width.
- (6) Windows located in street level walls, with the exception of stained glass windows, shall be transparent. Windows located in street level walls shall have a maximum sill height of forty-eight (48) inches as measured from the sidewalk.

**67.4.3****Utilities and Mechanical Units**

- (1) All power, communication and other wiring shall be located underground and all service lines are required to be located underground within the alleys.
- (2) All exterior mechanical equipment, trash facilities, and loading areas shall be adequately screened as well as



practicable so as not to be visible from any street or by pedestrians.

67.4.4 Landscaping Requirements

(1) Landscape Buffers for Surface Parking

Buffer strips required to separate surface parking spaces from streets and pedestrian uses shall be landscaped in one of the following ways:

- (a) A minimum 5-foot wide planting bed having a continuous masonry wall between thirty (30) and forty-two (42) inches high planted on the street side with at least one evergreen vine or shrub for every ten (10) feet of wall length and one small maturing tree for every thirty (30) feet of wall length. Trees, shrubs and vines shall be evenly distributed along the length of the wall. The landscape bed shall be planted with an evergreen ground cover; or
- (b) A minimum 5-foot wide bed having a hedge of a evergreen species, planted and maintained to form a continuous visual screen at least thirty (30) inches high within one year of planting and one small maturing tree for every thirty (30) linear feet of required planting bed. The bed shall be planted with an evergreen ground cover.

(2) General Landscape Requirements

- (a) Plant material used to fulfill these requirements must be provided with an adequate irrigation system which is not within a public right-of-way and which does not rely on drainage from the street, sidewalk, or buildings.
- (b) All plant material must conform to the current version of the “American Standard for Nursery Stock” published by the American Association of Nurserymen.
- (c) The species of trees used must be consistent with adopted city ordinances concerning urban trees.
- (d) All landscaping shall be installed in accordance with Zoning Ordinance Section 73.19 - Installation of Landscaping.

**67.5 - Civic Space Requirements**

Civic spaces for public use shall be required for each development and designated as civic space (CS) and civic building (CB). Civic spaces are public sites set aside for open space. Civic building sites are sites set aside for buildings generally operated by not-for-profit organizations dedicated to arts, culture, education, religion, government, transit and municipal parking, or for a use approved by the CRC.

**67.5.1 Civic Space Requirements**

- 1) In order for civic spaces to be accessible and usable, they should be located within walking distance of residences and workplaces, typically one every quarter ( $\frac{1}{4}$ ) to half ( $\frac{1}{2}$ ) mile.
- 2) Developments shall set aside a minimum of five percent (5%) of each pedestrian shed for civic space. This number shall be calculated after rights-of-way are taken out.
- 3) Each residential lot shall be within eight hundred (800) feet of an existing or proposed playground or tot lot.
- 4) Civic spaces shall be fronted by buildings or by thoroughfares with building frontages on all sides. Civic spaces shall be framed by streets on at least two sides, except for playgrounds and tot lots which may be tucked into a block, and large open parks.
- 5) For larger developments, there shall be multiple civic spaces dispersed throughout the pedestrian sheds to meet the above requirements.

**67.5.2 Civic Buildings/Function**

Civic buildings are of special public importance. Civic buildings include, but are not limited to, municipal buildings, churches and similar places of worship, libraries, schools, recreation facilities, and places of assembly. Civic buildings do not include commercial buildings, residential buildings, or privately owned office buildings. In order to provide greater flexibility to create a special architectural statement, civic buildings are not subject to build-to line requirements or building frontage requirements. The design of civic buildings shall be subject to review and approval by the CRC. Nothing herein shall be construed to eliminate the location, character and extent approval required in accordance with state law.

- 1) A public meeting space that is a minimum of thirty (30) feet by thirty (30) feet and a maximum of two thousand (2,000) square feet shall be required for each pedestrian shed. No additional parking shall be required for this space.

- 2) All squares and plazas shall be located at a prominent location in the heart of a neighborhood.
- 3) Civic spaces shall not be made up of residual space left after buildings are placed on a site (i.e., along sound walls, tucked into corners, or the like).
- 4) Civic building sites shall not occupy more than twenty percent (20%) of the area of each pedestrian shed. Civic building sites requiring more than twenty percent (20%) of a pedestrian shed shall be subject to the creation of a Special District with its own standards.

#### 67.6 - Bungalow Courts

A bungalow court is a collection of small houses -- less than twelve hundred (1,200) square feet in gross floor area with a maximum footprint of eight hundred and fifty (850) square feet. The bungalows are arranged around a common open space, or courtyard, with parking screened from public view. The bungalows can be built either on individual lots, or on a single lot, such as condominiums. The units within a bungalow court are not required to have frontage on a public street.

- 1) Bungalows shall be in clusters of four (4) units to twelve (12) units and each cluster must have its own open space and parking. Each CLD or TND development shall have no more than two (2) bungalow courts.
- 2) Bungalow areas that do not count toward the gross floor area or footprint calculations are:
  - a) interior spaces with a ceiling height of six (6) feet or less, such as in a second floor area under the slope of a roof;
  - b) basements;
  - c) architectural projections -- such as window sills, belt courses, cornices, eaves, chimneys and other architectural features no greater than twenty-four (24) inches in depth;
  - d) attached unenclosed porches; and
  - e) garages or carports.
- 3) Bungalows are limited to two (2) stories and twenty-five (25) feet in height.
- 4) The minimum setbacks for all structures within the bungalow court shall be:
  - a) ten (10) feet from any public right-of-way; and
  - b) ten (10) feet from any other structure.

- 5) The bungalow courts are required to be clustered around a common open space and each bungalow shall be within twenty-five (25) feet of the common open space as measured from the façade of the bungalow to the nearest delineation of the common open space.
- 6) There shall be at least four hundred (400) square feet of common open space per unit and at least three thousand (3,000) square feet of common open space per cluster.
- 7) Each bungalow shall have a primary entry and a covered front porch oriented toward the common open space. Each front porch shall have at least sixty (60) square feet in area.
- 8) Shared parking or individual garages are permitted, but shall be buffered from public view and accessed by alleys or private driveways. There shall be a maximum of five (5) contiguous parking spaces.
- 9) Each unit abutting a public street (not including alleys) shall have a façade, secondary entrance, porch, bay window or other architectural enhancement oriented to the public street.
- 10) No part of any structure within the bungalow court shall be more than one hundred and fifty (150) feet from fire department vehicle access as measured by a clear path along the ground.
- 11) A system of interior sidewalks with a minimum width of four (4) feet shall connect each bungalow to the other and to any common parking areas and to the sidewalks abutting any public streets bordering the bungalow court.

#### 67.7 - Live Work Units

The purpose of the live work unit is to allow a mixture of uses at a scale and character which is in keeping with a residential environment. The repair or assembly of vehicles or equipment with internal combustion engines or any other work related to motor vehicles and their parts is expressly prohibited. Only those uses which are compatible with other residential uses and which maintain and preserve the character of the residential area are permitted. Each live work unit is limited to a maximum total of three (3) employees. No merchandise shall be displayed, offered for sale or sold on the premises except articles made on the premises.

Live work units, those units occupied by a business and a residence, must be occupied only by the business owner or by an employee of the business. Live work units are permitted to be exclusively residential in use; however, no live work unit shall be permitted to be exclusively commercial in use.

### 67.8 - Off-Street Parking Requirements

The intent of these parking regulations is to work toward a balance of compact pedestrian-oriented development and necessary automobile parking areas.

The following regulations shall apply to all residential uses in Transects 2, 3, 4, 5 and Special Districts:

- 1) Garage doors shall be positioned no closer to streets, squares or parks than twenty (20) feet behind the principal plane of the building frontage. Garage doors facing streets, squares or parks shall not exceed ten (10) feet in width. Where space permits, garage doors shall face the side or the rear, not the front.
- 2) There shall be a maximum length of sixty-six (66) feet of parking along a street to prevent long, dead street edges through the use of bumpouts and other similar devices.

The following regulations shall apply to all multiple family building developments and all non-residential uses in Transects 2, 3, 4, 5 and Special Districts:

- 1) Surface parking shall utilize alleys for ingress and egress. A curb cut from a public street will be allowed only if alternative access is not available. Alleys shall be the primary source of access to off-street parking. Access to all properties adjacent to the alley shall be maintained. Corner lots that have both rear and side access shall access parking through the rear.
- 2) No surface parking or vehicular drive parallel to the street shall be permitted between a building and any street on which it has frontage, except in the case of a porte-cochere. In such case, the porte-cochere must be built to the property line along the street frontage. Circular drives are prohibited except for civic buildings.
- 3) Access between parking lots across property lines is encouraged. Parking facilities on adjoining lots may share access points and driveways subject to a recorded cross access easement running with the properties on which the facilities are located.
- 4) On-street parking spaces count toward the required non-residential parking requirement.
- 5) Parking requirements shall be provided on-site, off-site within three hundred (300) feet of the principal entrance, or as shared parking.

- 6) A single use with accessory components will be required to provide parking for each component. For example, a hotel with a gift shop shall provide space for both program elements.
- 7) In any case where there is a parking requirement based on floor area in square feet (for example: 1 space for each 1,000 square feet), "square feet" shall mean square feet of gross interior floor area, excluding mechanical equipment areas and stairwells.
- 8) Underground parking may be placed up to the property line.
- 9) Underground parking shall not project more than two (2) feet above the level of an adjacent sidewalk and shall be screened if visible to pedestrians.
- 10) There shall be a maximum length of sixty-six (66) feet of parking along a street to prevent long, dead street edges through the use of bumpouts and other similar devices.
- 11) Parking structures shall be constructed with liner buildings along the public frontages. The liner building shall be no less than two (2) stories in height. Liner buildings may be detached from or attached to parking structures.
- 12) All street level parking structure frontages shall provide commercial space equivalent to seventy-five percent (75%) of the linear frontage of street frontage, exclusive of driveways; such commercial space shall be a minimum of eighteen (18) feet deep as measured from the façade of the building.
- 13) The ground floor façade of the parking structure should be differentiated from the upper levels to further enhance the continuity of the street wall and shall comply with the provisions of Section 67.7.3 - Street Level Walls.
- 14) Sloping floor levels shall not be revealed or implied by the exterior design of parking structure elevations as seen from any street frontage.
- 15) Parked cars within a parking structure shall be screened from public view to a height of three (3) feet and six (6) inches, consistent with the guardrail height as defined by the current International Building Code adopted by the City.

- 16) The facade of a parking structure should be designed to be compatible with surrounding buildings in terms of scale, color and texture of materials, form and massing, and design detailing.

#### 67.9 - Off-Street Parking and Vehicular Use Area (PVA) Lighting Requirements

Landscaping of the interior of parking lots and lighting of off-street parking and vehicular use areas is required in accordance with Zoning Ordinance Article 71 -- Off-Street Parking and Vehicular Use Area Landscaping Requirements.

#### 67.10 - Bicycle Parking Requirements

Required bicycle parking spaces and facilities shall be provided as set forth in Zoning Ordinance Article 76 -- Bicycle Parking Requirements.

#### 67.11 - Signage Standards

All signage within the development shall comply with Section 72.5 - General Sign Regulations of the Zoning Ordinance except where otherwise allowed within these Signage Standards.

The following sign types are not addressed under Article 72 - Sign Control Regulations in the Zoning Ordinance and are hereby defined as follows as part of the Signage Standards:

Board Sign - Attached sign that is painted or applied onto a sign board.

Band Sign - A band of lettering or graphics across up to the entire width of a building. Band signs shall be a maximum of thirty-six (36) inches tall, and the bottom of the band sign should not be more than fourteen (14) feet or less than ten (10) feet above the sidewalk.

Incised Wall Sign - Wall sign that consists of letters incised into a smooth surface of a building, such as a stone or stucco frieze, that is more refined than the principal wall material.

The following sign types are permitted:

- (1) Attached accessory signs, including:

- Board signs in Transects 3, 4 and 5
- Band signs in Transects 4 and 5
- Window signs in Transect 5
- Incised Wall signs in Transects 4 and 5
- Projecting signs in Transects 3, 4 and 5
- Awning signs in Transects 4 and 5
- Rooftop signs in Transect 5
- Text Free symbols in Transects 3, 4 and 5
- Fabric Banners in Transects 4 and 5

provided the total area of such signs for each establishment shall not exceed one hundred (100) square feet per street frontage, and

all such signs shall be attached to the building. No projecting sign or awning, inclusive of any supporting structures or brackets, may be located on or over the public right-of-way unless attached to a structural element of the building.

- (a) In Transect 3, attached accessory signs have a maximum size of four (4) square feet per street frontage.
  - (b) In Transects 4 and 5, awnings may overhang half ( $\frac{1}{2}$ ) the width of the sidewalk.
  - (c) In Transects 4 and 5, projecting signs shall project no more than forty-eight (48) inches from the face of the building.
- (2) One accessory ground sign is permitted per street frontage per lot in Transects 4 and 5. The sign board shall not exceed a maximum of twelve (12) square feet per side. The bottom of the sign board shall not be less than eight (8) feet nor more than twelve (12) feet above the ground and such sign shall not exceed fifteen (15) feet in overall height.
  - (3) One sandwich board sign or one sculptural element sign is permitted per business and such sign shall not exceed twenty-four (24) inches in overall width or thirty-six (36) inches in overall height. Such sign shall be placed upon the sidewalk within the frontage of the business in such a manner that it shall not: (1) reduce any sidewalk width, as measured perpendicular to the curb, to less than five (5) feet to allow for continuous unobstructed pedestrian traffic; nor (2) be placed closer than two (2) feet to any public street as measured from the curb line; nor (3) be placed in a location that will obstruct the view of a motorist or a pedestrian leaving or passing the business or shopping center. Sandwich board signs and sculptural element signs shall be removed each day, before the close of the permit holder's business.
  - (4) Theatre or marquee signs shall not exceed three hundred (300) square feet, and shall be in addition to all other signs authorized by this section.
  - (5) Real estate signs, providing the area on one side of any such sign shall not exceed twenty (20) square feet; on unimproved property the area on one side of such sign shall not exceed forty (40) square feet; and not more than one such sign shall be erected for each 250 feet of frontage or fraction thereof.
  - (6) Mechanics' or artisans' signs.
  - (7) Ingress and egress signs.

Electrical lights or fixtures may be attached to a wooden sign which is attached to a building, provided they conform with all electrical codes for such electrical devices.



**67.12 - Definitions**

This article provides definitions for terms that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this article, then it shall have its common usage of meaning.

Accessory building - an outbuilding with an accessory unit.

Accessory unit - A dwelling unit not greater than six hundred (600) square feet sharing ownership and utility connections with a principal building. An accessory unit may or may not be within an outbuilding. Accessory units do not count toward maximum density calculations.

Actual parking - The gross number of existing parking spaces.

Adjusted parking - The amount of required parking adjusted by the sharing factor in Table 5.

Allee - A regularly spaced and aligned row of trees usually planted along a thoroughfare or pedestrian path.

Bed and breakfast - an owner occupied lodging type offering one (1) to five (5) bedrooms, permitted to serve breakfast in the mornings to guests.

Block - the aggregate of private lots, passages, rear lanes, and alleys, circumscribed by thoroughfares.

Block face - the aggregate of all the buildings facades on one side of a block.

Building configuration - The form of a building as defined by its massing, private frontage and height.

Building disposition - The placement of a building on its lot.

Building function - The uses accommodated by a building and its lot. Functions are categorized as restricted, limited or open, according to the intensity of the use.

Building type - A structure category determined by function, disposition on the lot, and configuration, including frontage and height.

Child care home - A child care facility which is a family home, which receives on a regular basis not more than six (6) children for care during part of the 24-hour day, and which is licensed and regulated by the Alabama Department of Human Resources.

Group child care home - A child care facility which is a family home, which receives on a regular basis at least seven (7) but no more than twelve (12) children for care during part of the 24-hour day, which has at least two adults present and supervising the activities, and which is licensed and regulated by the Alabama Department of Human Resources.

Child care center - A facility licensed by the Alabama Department of Human Resources that provides for the care of thirteen (13) or more children.

Commercial - The term collectively defining retail functions.

Community garden - A grouping of garden plots that are available to nearby residents for small-scale cultivation. Such gardens may be provided as a component of other publicly accessible open spaces and/or civic uses, or may be provided as freestanding open spaces.

Density - the number of dwelling units within a standard measure of land area.

Disposition - the placement of a building on its lot.

Encroachment - any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public frontage, or above a height limit.

Enfront - To place an element along a frontage line, as in “porches enfront the street.”

Entrance, principal - The main point of access of pedestrians into a building.

Façade - The exterior wall of a building that is set along a frontage line.

Frontage - the area between a building façade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into private frontage and public frontage.

Frontage line - those lot lines that coincide with a public frontage. Facades along frontage lines define the public realm and are therefore more regulated than the elevations that coincide with other lot lines.

Function - the use or uses accommodated by a building and its lot, categorized as restricted, limited, or open, according to the intensity of the use.

Home occupation - limited to customary home occupations. The home occupation shall be engaged in the principal building only and shall be conducted only by one person resident in said building. There shall be no external evidence of such home occupation except one sign, not larger than two (2) square feet in area, may be displayed provided such sign must be directly attached to the residence and must not be illuminated.

Inn - a lodging type, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests.

Inside turning radius - The curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the turning radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

Liner building - A building specifically designed to mask a parking lot or a parking garage from the frontage.

Lodging - Premises available for daily and weekly renting of bedrooms. The area allocated for food service shall be calculated and provided with parking according to retail use.

Major deviation - is any ruling on a deviation other than a minor deviation.

Minor deviation - is one that substantially conforms to the adopted standards, regulations and guidelines, and is not conflict with any provisions of the City of Huntsville Code of Ordinances.

Multiple family building - A residence occupied by three (3) or more families, with separate housekeeping and cooking facilities for each.

Neighborhood - A mostly residential area, often with a recognizable edge. For the purposes of this code, a “complete neighborhood” is further defined as consisting of one pedestrian shed (1/2 mile diameter) with a mixed-use center.

Office - Space or rooms used for professional, administrative, clerical, and other similar uses provided there are no retail or wholesale sales, no storage of products, no display of merchandise, and no storage of company vehicles or equipment.

Outbuilding - An accessory building, usually located towards the rear of the same lot as the principal building. Outbuildings shall not exceed six hundred (600) square feet of habitable space.

Parking structure - A building containing two (2) or more stories of parking. Parking structures shall have liner buildings at the first story and higher.

Passage - A pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages shall have a minimum width of twelve (12) feet and a minimum passage width of five (5) feet shall remain unencumbered by public or private fixtures. Passages may be roofed over.

Path - A pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.

Pedestrian shed - An area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. This distance is applied to determine the size of a neighborhood or extent of a community. A standard pedestrian shed is one quarter (1/4) of a mile radius or 1320 feet. With transit available or proposed, a long pedestrian shed has an average walking distance of a half-mile or 2640 feet. Pedestrian sheds are oriented toward a central destination containing one or more important intersections, meeting places, civic spaces and civic buildings.

Principal building - The main building on a lot, usually located toward the frontage.

Private frontage - The privately held layer between the frontage line and the principal building façade. The structures and landscaping within the private frontage may be held to specific standards.

Secondary frontage - on corner lots, the private frontage that is not the principal frontage.

Setback - the area of a lot measured from the lot line to a building façade or elevation.

Shared parking factor - An accounting for parking spaces that are available to more than one function. The requirement is reduced by a factor, shown as a calculation in Table 5. The shared parking ratio varies according to multiple functions in close proximity which are unlikely to require the spaces at the same time.

Special Building (SB) - A building that is not subject to residential, commercial or lodging classification.

Special District (SD) - Special District designations shall be assigned to areas that, by their intrinsic function, disposition, or configuration, cannot conform to one of the five normative transect zones. Typical districts may include large parks, institutional campuses, refinery sites, airports, etc.

Standard pedestrian shed - a pedestrian shed that is an average one quarter ( $\frac{1}{4}$ ) of a mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace.

Substantial modification - alteration to a building that is valued at more than fifty percent (50%) of the replacement cost of the building, if new.

Transect - a system of ordering human habitats in a range from the most natural to the most urban. The transect zones describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

Transect zone - Transect zones are administratively similar to the land-use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the transect scale. The T-Zones are: T1 Natural, T2 Rural, T3 Suburban, T4 General Urban, T5 Urban Center, and Special District.

TABLE 1. TRANSECT ZONE DESCRIPTIONS

Table 1: Transect Zone Descriptions. This table provides descriptions of the character of each transect zone.

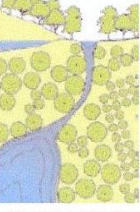


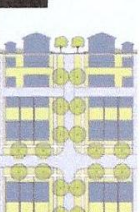
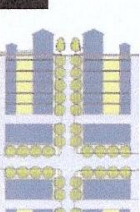
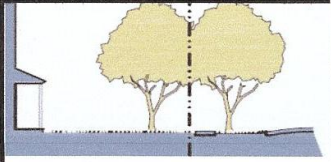
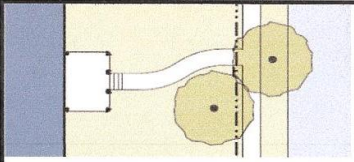
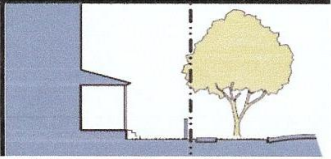
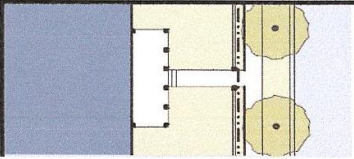
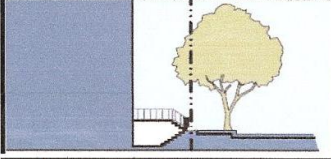
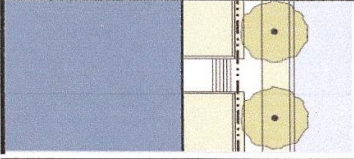
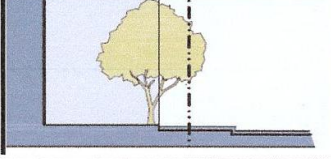
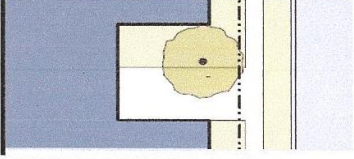
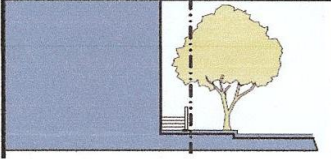
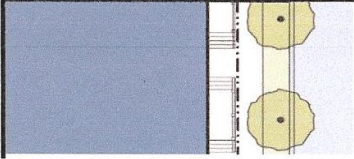
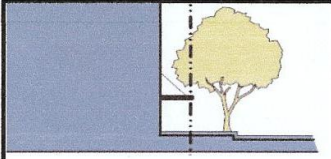
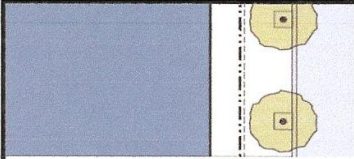
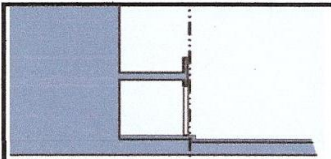
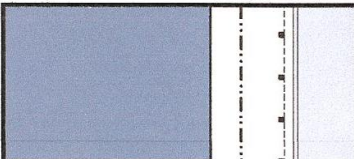
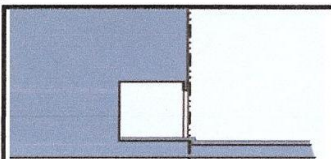
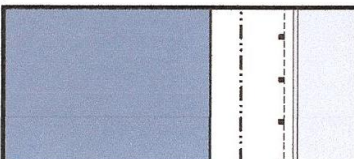
	<p><b>T1 NATURAL</b></p> <p>T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p><b>General Character:</b> Natural landscape with some agricultural use</p> <p><b>Frontage Types:</b> Not applicable</p> <p><b>Typical Building Height:</b> Not applicable</p> <p><b>Type of Civic Space:</b> Parks</p>
	<p><b>T-2 RURAL</b></p> <p>T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land and grassland. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p><b>General Character:</b> Primarily agricultural with woodland &amp; wetland and scattered buildings</p> <p><b>Frontage Types:</b> Common Yard</p> <p><b>Typical Building Height:</b> 1- to 2-Story</p> <p><b>Type of Civic Space:</b> Parks, playgrounds, community gardens</p>
	<p><b>T-3 SUB-URBAN</b></p> <p>T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed.</p>	<p><b>General Character:</b> Lawns and landscaped yards surrounding detached single-family houses</p> <p><b>Frontage Types:</b> Common Yard, Porch &amp; Fence</p> <p><b>Typical Building Height:</b> 1- to 2-Story</p> <p><b>Type of Civic Space:</b> Parks, greens, playgrounds, community gardens</p>
	<p><b>T-4 GENERAL URBAN</b></p> <p>T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types.</p>	<p><b>General Character:</b> Mix of houses, townhouses and small multi-family buildings with scattered commercial activity; balance between landscape and buildings; presence of pedestrians</p> <p><b>Frontage Types:</b> Porch &amp; Fence, Terrace, Dooryard, Forecourt, Stoop</p> <p><b>Typical Building Height:</b> 2- to 3-Story</p> <p><b>Type of Civic Space:</b> Parks, greens, squares, plazas, playgrounds, community gardens</p>
	<p><b>T-5 URBAN CENTER</b></p> <p>T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, townhouses and multi-family dwellings. It has a tight network of streets with wide sidewalks, street tree plantings and buildings set close to the sidewalks.</p>	<p><b>General Character:</b> Shops mixed with townhouses, larger multi-family buildings, offices and civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity</p> <p><b>Frontage Types:</b> Terrace, Dooryard, Forecourt, Stoop, Shopfront, Gallery, Arcade</p> <p><b>Typical Building Height:</b> 2- to 5-Story</p> <p><b>Type of Civic Space:</b> Greens, squares, plazas, playgrounds, community gardens</p>



TABLE 2. PRIVATE FRONTAGES

**Private Frontages.** The private frontage is the area between the building facade and the lot line.

	SECTION	PLAN	
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE
<p><b>a. Common Yard:</b> a planted frontage wherein the façade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.</p>			T2 T3
<p><b>b. Porch &amp; Fence:</b> a planted frontage where the façade is set back from the frontage line with an attached porch. A fence at the frontage line maintains street spatial definition. Porches shall be no less than eight (8) feet deep.</p>			T3 T4
<p><b>c. Terrace or Lightwell:</b> a frontage wherein the façade is setback back from the frontage line by an elevated terrace or sunken lightwell. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>			T4 T5
<p><b>d. Forecourt:</b> a frontage wherein the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types.</p>			T4 T5
<p><b>e. Stoop:</b> a frontage wherein the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.</p>			T4 T5
<p><b>f. Shopfront:</b> a frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that should overlap the private sidewalk to within two (2) feet of the curb. Syn: Retail Frontage.</p>			T4 T5
<p><b>g. Gallery:</b> a frontage wherein the façade is aligned with the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the private sidewalk. This type is conventional for retail use. The gallery should be no less than ten (10) feet wide and should overlap the private sidewalk to within two (2) feet of the curb.</p>			T4 T5
<p><b>h. Arcade:</b> a colonnade supporting habitable space that overlaps the private sidewalk, while the façade at sidewalk level remains at or behind the frontage Line. This type is conventional for retail use. The arcade shall be no less than twelve (12) feet wide and should overlap the private sidewalk to within two (2) feet of the curb.</p>			T5

**TABLE 3. BUILDING DISPOSITION**

**TABLE 3: Building Disposition.** This table approximates the location of the structure relative to the boundaries of each individual lot, establishing suitable basic building types for each transect zone.

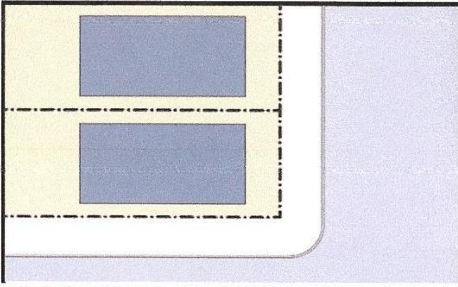
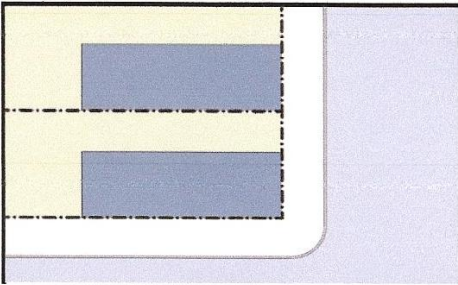
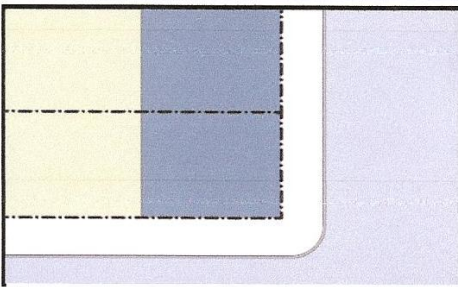
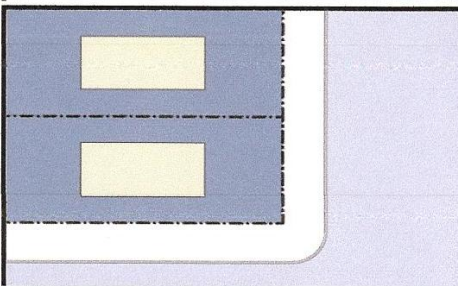
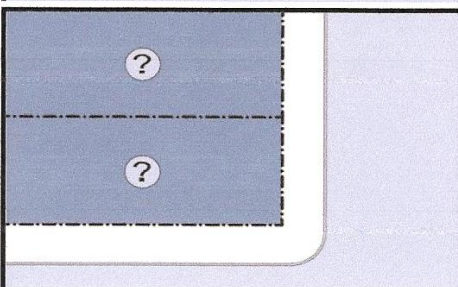
<p><b>a. Edgeyard:</b> A building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed backbuilding and/or outbuilding.</p>		<div>T2</div> <div>T3</div> <div>T4</div>
<p><b>b. Sideyard:</b> A building that occupies one side of the lot with the setback to the other side. A shallow frontage setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a sideyard house abuts a neighboring sideyard house, the type is known as a duplex. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.</p>		<div>T4</div> <div>T5</div>
<p><b>c. Rearyard:</b> A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous facade steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse. For its commercial form, the rear yard can accommodate substantial parking.</p>		<div>T4</div> <div>T5</div>
<p><b>d. Courtyard:</b> A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public thoroughfare.</p>		<div>T4</div> <div>T5</div>
<p><b>e. Special Building:</b> A building that is not subject to categorization. Civic buildings may be included.</p>		<div>S</div>



TABLE 4 AND 5. BUILDING FUNCTION AND PARKING CONFIGURATION

**TABLE 4: Building Function.** This table categorizes building functions within transect zones. Parking requirements are correlated to functional intensity. For specific function and use permitted by right or by Special Exception, see Table 6.


	T2   T3	T4	T5
a. RESIDENTIAL	<b>Restricted Residential:</b> The number of dwellings on each lot is restricted to one within a principal building and one within an accessory building, with 2 parking spaces for each. Both dwellings shall be under single ownership. The habitable area of the accessory unit shall not exceed 600 sf, excluding the parking area.	<b>Limited Residential:</b> The number of dwellings on each lot is limited by the requirement of 1.5 parking spaces for each dwelling, a ratio which may be reduced according to the the shared parking standards (See Table 5).	<b>Open Residential:</b> The number of dwellings on each lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 5).
b. LODGING	<b>Restricted Lodging:</b> The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	<b>Limited Lodging:</b> The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	<b>Open Lodging:</b> The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated with parking according to retail function.
c. HOME OCCUPATION	<b>Open Home Occupation:</b> The building area available for home occupation use on each lot is twenty percent (20%).	<b>Open Home Occupation:</b> The building area available for home occupation use on each lot is twenty-five percent (25%).	<b>Open Home Occupation:</b> The building area available for home occupation use on each lot is thirty percent (30%).
d. LIVE WORK	<b>Not Permitted</b>	<b>Open Live Work:</b> The commercial component of the Live Work unit may be anywhere in the unit. The parking requirements may be reduced according to the shared parking standards (See Table 5).	<b>Open Live Work:</b> The commercial component of the Live Work unit may be anywhere in the unit. The parking requirements may be reduced according to the shared parking standards (See Table 5).
e. OFFICE	<b>Not Permitted</b>	<b>Limited Office:</b> The building area available for office use on each lot is limited to the first story of the principal building and/or the accessory building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	<b>Open Office:</b> The building area available for office use on each lot is limited by the requirement of 2.0 assigned parking places per 1,000 square feet of net office space.



TABLE 4 AND 5. BUILDING FUNCTION AND PARKING CONFIGURATION

	T2 T3	T4	T5
f. RETAIL	Not Permitted	Limited Retail: The building area available for retail use is limited to the first story of buildings at corner locations, not more than one per block, and by the requirement of 4.0 assigned parking places per 1,000 square feet of net retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store or food service seating no more than 40.	Open Retail: The building area available for retail use is limited by the requirement of 3.0 assigned parking places per 1,000 square feet of net retail space. Retail spaces under 1,500 square feet are exempt from parking requirements.
g. CIVIC	See Table 6	See Table 6	See Table 6
h. OTHER	See Table 6	See Table 6	See Table 6

**TABLE 5: Parking Calculations.** The Shared Parking Factor for two functions, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of building allowed on each site given the parking available.

REQUIRED PARKING (See Table 4)				REQUIRED PARKING FACTOR	
	T2 T3	T4	T5		
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling		
LODGING	1.0 / dwelling	1.0 / dwelling	1.0 / dwelling		
OFFICE	Not applicable	3.0 / 1,000 sq.ft.	2.0 / 1,000 sq.ft.		
RETAIL	Not applicable	4.0 / 1,000 sq.ft.	3.0 / 1,000 sq.ft.		
CIVIC	See Zoning Ordinance Article 70 for parking requirements				
OTHER	See Zoning Ordinance Article 70 for parking requirements				

**TABLE 6. SPECIFIC FUNCTION AND USE**

TABLE 6: Specific Function and Use. This table expands the categories of Table 4 to delegate specific functions and uses within transect zones.

	T1	T2	T3	T4	T5	SD
<b>a. RESIDENTIAL</b>						
Mixed Use Block				■	■	
Multiple Family Building				■	■	
Live Work Unit				■	■	
Townhouse				■	■	
Duplex House				■	■	
Courtyard House				■	■	
Sideyard House				■	■	
Edgeyard House		■	■	■		
Rearyard House				■	■	
Bungalow Court				■		
Accessory Unit		■	■	■	■	
<b>b. LODGING</b>						
Hotel (no room limit)					■	□
Inn (up to 12 rooms)		□	□	□	■	□
Bed & Breakfast (up to 5 rooms)		□	□	■	■	□
<b>c. OFFICE</b>						
Office Building					■	□
First Floor Office				■	■	
Live/Work Unit				■	■	
Home Occupation		■	■	■	■	
<b>d. RETAIL</b>						
Open-Market Building		□	□	■	■	■
Retail Building					■	□
First Floor Retail				■	■	□
Display Gallery				■	■	□
Restaurant (with or without entertainment)				■	■	□
Private Patio seating (for on-premise alcoholic beverage retailers)					□	□
Sidewalk Café (on public property)					■	■
Kiosk				■	■	□
Push Cart					□	□
<b>e. CIVIC</b>						
Bus Shelter		■	■	■	■	■
Convention Center						■
Conference Center					□	■
Exhibition Center						■
Fountain or Public Art		■	■	■	■	■
Library					■	■
Live Theater					■	■
Movie Theater					■	■
Museum					□	■
Outdoor Auditorium						■
Parking Structure				□	■	■
Playground		■	■	■	■	■
Surface Parking Lot				■	■	■
Religious Assembly		■	■	■	■	■
<b>f. OTHER: AGRICULTURE</b>						
Greenhouse		■	□	□	□	□
Community Garden	■	■	□	□	□	□
<b>f. OTHER: AUTOMOTIVE</b>						
Gasoline					□	■
Automobile Service					□	■
Drive-Through Facility					□	■
<b>f. OTHER: CIVIL SUPPORT</b>						
Fire Station		■	■	■	■	■
Police Station		■	■	■	■	■
Cemetery		□	□	□	□	□
Funeral Home					■	■
Medical Clinic				□	■	■
<b>f. OTHER: EDUCATION</b>						
High School			□	□	□	□
Elementary School			□	□	□	□
Child Care Home		■	■	■	□	□
Group Child Care Home		□	□	□	□	□
Child Care Center					■	□
<b>f. OTHER: INDUSTRIAL</b>						
Heavy Industrial Facility						■
Light Industrial Facility						■
Laboratory Facility						■
Warehouse						■

The Board of Adjustment shall hear and decide Special Exceptions as authorized by Zoning Ordinance Article 92 - Board of Adjustment, Section 92.5.2 - Special Exceptions.

Sidewalk Cafés on public property are permitted as authorized by Zoning Ordinance Article 73 - Supplementary Regulations and Modifications, Section 73.23 - Sidewalk Cafes.

Package Sales Establishments are not permitted in any Transect.

■ BY RIGHT  
□ BY SPECIAL EXCEPTION

TABLE 7. CIVIC SPACE

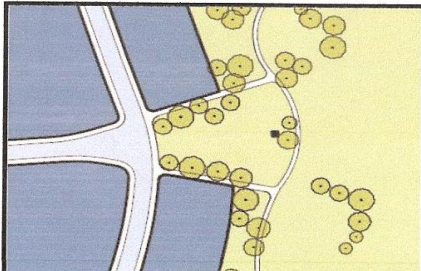
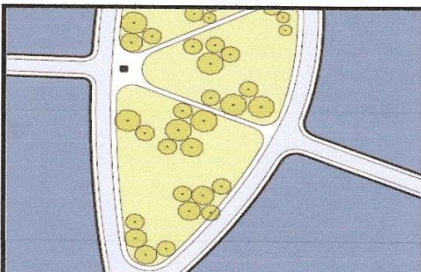
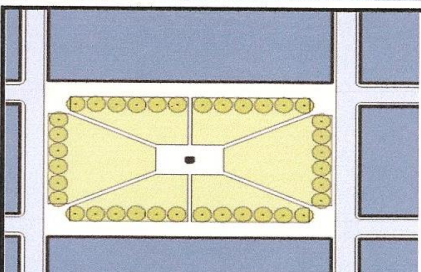
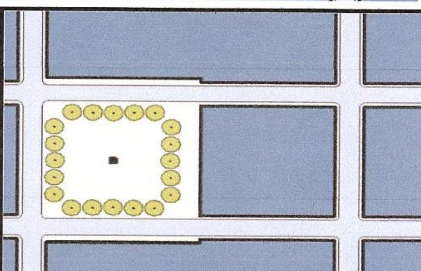
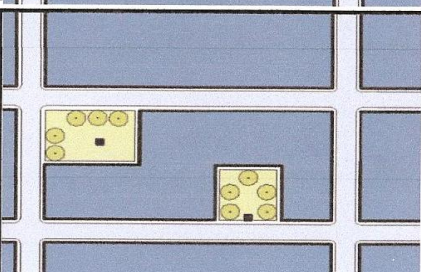
<p><b>a. Park:</b> A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, water bodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be eight (8) acres. Larger parks may be approved as Special Districts.</p>		<p>T1 T2 T3</p>
<p><b>b. Green:</b> An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be half (1/2) acre and the maximum shall be eight (8) acres.</p>		<p>T3 T4 T5</p>
<p><b>c. Square:</b> An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be half (1/2) acre and the maximum shall be five (5) acres.</p>		<p>T4 T5</p>
<p><b>d. Plaza:</b> An open space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be (half) 1/2 acre and the maximum shall be two (2) acres.</p>		<p>T5</p>
<p><b>e. Playground:</b> An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>		<p>T1 T2 T3 T4 T5</p>



TABLE 8A. FORM-BASED CODE GRAPHICS - T2



(See Table 1)

**BUILDING FUNCTION** (See Table 4 & Table 6)

Residential	restricted use
Lodging	restricted use
Home Occupation	open use
Live Work	not permitted
Office	not permitted
Retail	not permitted
Civic	permitted

**BUILDING CONFIGURATION**

Principal Building	2 stories max.
Outbuilding	2 stories max.

**LOT OCCUPATION** (See Table 9f)

Lot Width	80 ft. min. 120 ft. max.
Lot Coverage	50% max.

**BUILDING DISPOSITION** (See Table 3)

Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

**SETBACKS - PRINCIPAL BUILDING** (See Table 9g)

(g.1) Front Setback Principal	25 ft. min.
(g.2) Front Setback Secondary	15 ft. min.
(g.3) Side Setback	10 ft. min.
(g.4) Rear Setback	10 ft. min.
Frontage Buildout	not applicable

**SETBACKS - OUTBUILDING** (See Table 9h)

(h.1) Front Setback Principal	20 ft. min. + bldg. setback
(h.2) Front Setback Secondary	5 ft. min.
(h.3) Rear Setback	5 ft. min.*

**PRIVATE FRONTAGES** (See Table 2)

Common Lawn	permitted
Porch & Fence	not permitted
Terrace or Lightwell	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 9

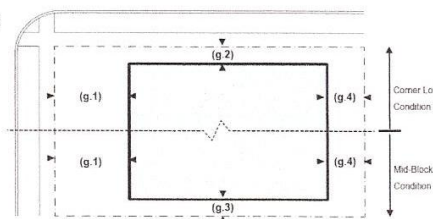
**PARKING PROVISIONS**

(See Table 4 &amp; 5)

\* except in the case of public easements

**SETBACKS - PRINCIPAL BLDG.**

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.



2. Facades shall be built along the principal frontage to the minimum specified width in the table.

**SETBACKS - OUTBUILDING**

1. The elevations of the outbuilding shall be distanced from the lot lines as shown.

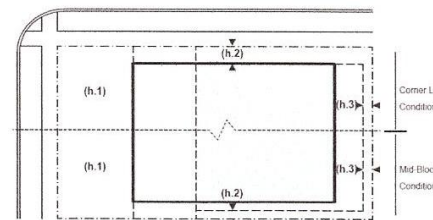
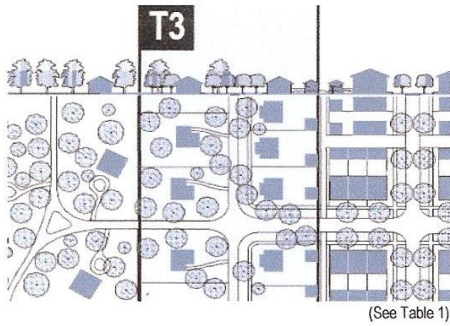


TABLE 8B. FORM-BASED CODE GRAPHICS - T3



**BUILDING FUNCTION** (See Table 4 & Table 6)

Residential	restricted use
Lodging	restricted use
Home Occupation	open use
Live Work	not permitted
Office	not permitted
Retail	not permitted
Civic	permitted

**BUILDING CONFIGURATION**

Principal Building	2 stories max.
Outbuilding	2 stories max.

**LOT OCCUPATION** (See Table 9f)

Lot Width	50 ft. min. 100 ft. max.
Lot Coverage	50% max.

**BUILDING DISPOSITION** (See Table 3)

Edgelyard	permitted
Sidelyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

**SETBACKS - PRINCIPAL BUILDING** (See Table 9g)

(g.1) Front Setback Principal	25 ft. min.
(g.2) Front Setback Secondary	15 ft. min.
(g.3) Side Setback	10 ft. min.
(g.4) Rear Setback	10 ft. min.
Frontage Buildout	40% min. at setback

**SETBACKS - OUTBUILDING** (See Table 9h)

(h.1) Front Setback Principal	20 ft. min. + bldg. setback
(h.2) Side/Front Setback Secondary	10 ft. min.
(h.3) Rear Setback	5 ft. min.*

**PRIVATE FRONTAGES** (See Table 2)

Common Lawn	permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Forecourt	not permitted
Sloop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 9

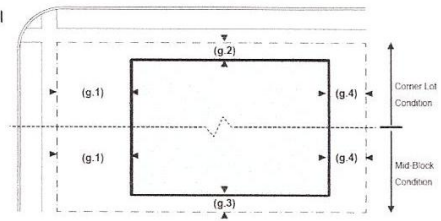
**PARKING PROVISIONS**

(See Table 4 & 5)

\* except in the case of public easements

**SETBACKS - PRINCIPAL BLDG.**

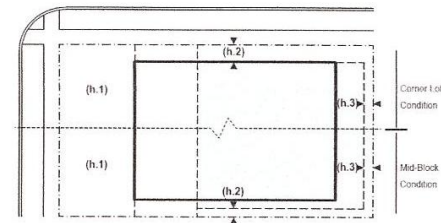
1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.

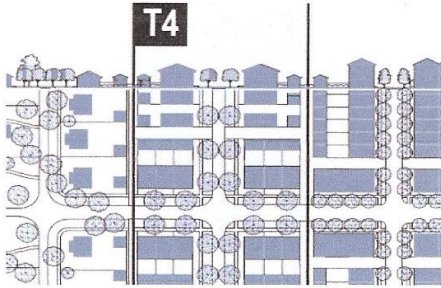


2. Facades shall be built along the principal frontage to the minimum specified width in the table.

**SETBACKS - OUTBUILDING**

1. The elevations of the outbuilding shall be distanced from the lot lines as shown.



**TABLE 8C. FORM-BASED CODE GRAPHICS - T4**

(See Table 1)

**BUILDING FUNCTION** (See Table 4 & Table 6)

Residential	limited use
Lodging	limited use
Home Occupation	open use
Live Work	open use
Office	limited use
Retail	limited use
Civic	permitted

**BUILDING CONFIGURATION**

Principal Building	3 stories max., 2 min.
Outbuilding	2 stories max.

**LOT OCCUPATION** (See Table 9f)

Lot Width	18 ft. min., 100 ft. max.
Lot Coverage	75% max.

**BUILDING DISPOSITION** (See Table 3)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

**SETBACKS - PRINCIPAL BUILDING** (See Table 9g)

(g.1) Front Setback Principal	10 ft. min., 25 ft. max.
(g.2) Front Setback Secondary	5 ft. min., 12 ft. max.
(g.3) Side Setback	total 10 ft. min., 40 ft. max.
(g.4) Rear Setback	5 ft. min.*
Frontage Buildout	60% min. at setback

**SETBACKS - OUTBUILDING** (See Table 9h)

(h.1) Front Setback Principal	20 ft. min. + bldg. setback
(h.2) Side/Front Setback Secondary	10 ft. min.
(h.3) Rear Setback	5 ft. min.*

**PRIVATE FRONTAGES** (See Table 2)

Common Lawn	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Sloop	permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 9

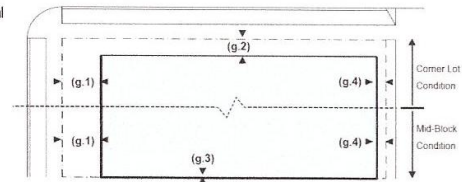
**PARKING PROVISIONS**

(See Table 4 &amp; 5)

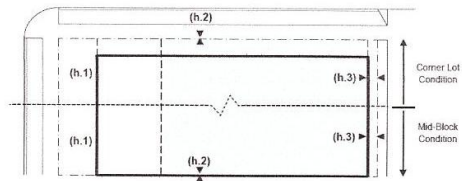
\* except in the case of public easements

**SETBACKS - PRINCIPAL BLDG.**

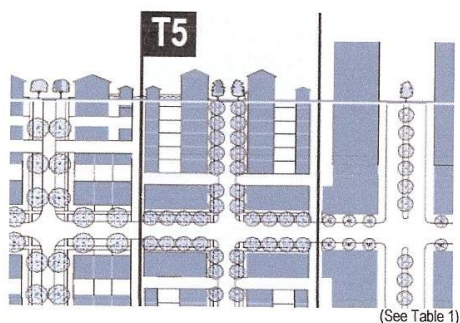
1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the principal frontage to the minimum specified width in the table.

**SETBACKS - OUTBUILDING**

1. The elevations of the outbuilding shall be distanced from the lot lines as shown.





**TABLE 8D. FORM-BASED CODE GRAPHICS - T5****BUILDING FUNCTION** (See Table 4 & Table 6)

Residential	open use
Lodging	open use
Home Occupation	open use
Live Work	open use
Office	open use
Retail	open use
Civic	open use

**BUILDING CONFIGURATION**

Principal Building	5 stories max., 2 min.
Outbuilding	2 stories max.

**LOT OCCUPATION** (See Table 9f)

Lot Width	18 ft. min., 180 ft. max.
Lot Coverage	100% max.

**BUILDING DISPOSITION** (See Table 3)

Edgeyard	not permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

**SETBACKS - PRINCIPAL BUILDING** (See Table 9g)

(g.1) Front Setback Principal	0 ft. min., 10 ft. max.
(g.2) Front Setback Secondary	2 ft. min., 12 ft. max.
(g.3) Side Setback	0 ft. min., 20 ft. max.
(g.4) Rear Setback	0 ft. min.*
Frontage Buildout	80% min. at setback

**SETBACKS - OUTBUILDING** (See Table 9h)

(h.1) Front Setback Principal	40 ft. max. from rear prop. Line
(h.2) Side/Front Setback Secondary	0 ft. min.
(h.3) Rear Setback	5 ft. max.*

**PRIVATE FRONTAGES** (See Table 2)

Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted

Refer to Summary Table 9

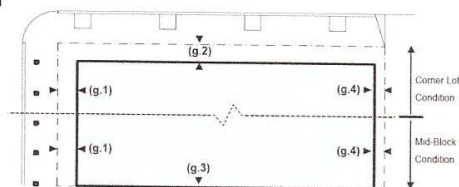
**PARKING PROVISIONS**

(See Table 4 &amp; 5)

\* except in the case of public easements

**SETBACKS - PRINCIPAL BLDG.**

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.



2. Facades shall be built along the principal frontage to the minimum specified width in the table.

**SETBACKS - OUTBUILDING**

1. The elevations of the outbuilding shall be distanced from the lot lines as shown.

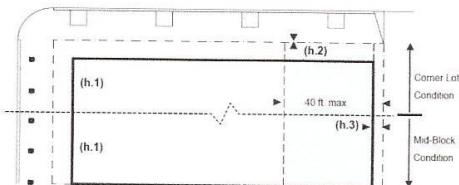



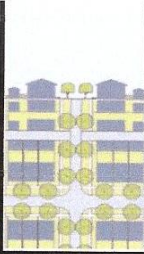
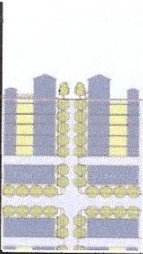



TABLE 9. SUMMARY

						
	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	SPECIAL DISTRICT
<b>a. ALLOCATION OF ZONES per Pedestrian Shed</b>						
CLD requires	no minimum	50% min.	10 - 30%	20 - 40%	not permitted	
TND requires	no minimum	no minimum	10 - 30%	30 - 60%	10 - 30%	
<b>c. BLOCK SIZE</b>						
Block Perimeter	no maximum	no maximum	1,800 ft. max.	1,800 ft. max.	1,800 ft. max.	
Block Face	no minimum	no minimum	500 ft. max.	500 ft. max.	500 ft. max.	
<b>d. THOROUGHFARES</b>						
HW	permitted	permitted	permitted	not permitted	not permitted	
BV	not permitted	not permitted	permitted	permitted	permitted	
AV	not permitted	not permitted	permitted	permitted	permitted	
CS	not permitted	not permitted	not permitted	not permitted	permitted	
DR	not permitted	not permitted	permitted	permitted	permitted	
ST	not permitted	not permitted	permitted	permitted	permitted	
RD	permitted	permitted	permitted	not permitted	not permitted	
Rear Lane	permitted	permitted	permitted	permitted	not permitted	
Rear Alley	not permitted	not permitted	required	required	required	
Path	permitted	permitted	permitted	permitted	not permitted	
Passage	not permitted	not permitted	permitted	permitted	permitted	
<b>e. CIVIC SPACES (See Table 7)</b>						
Park	permitted	permitted	permitted	permitted	not permitted	
Green	not permitted	not permitted	permitted	permitted	permitted	
Square	not permitted	not permitted	not permitted	permitted	permitted	
Plaza	not permitted	not permitted	not permitted	permitted	permitted	
Playground	permitted	permitted	permitted	permitted	permitted	
Community Garden	permitted	permitted	permitted	permitted	permitted	
<b>f. LOT OCCUPATION (See Table 8)</b>						
Lot Area	not applicable	12,000 sq. ft. min.	5,000 sq. ft. min.	1,800 sq. ft. min.	1,600 sq. ft. min.	
Lot Width	not applicable	80 ft. min, 120 ft. max.	50 ft. min., 100 ft. max.	18 ft. min., 100 ft. max.	18 ft. min., 180 ft. max.	
Lot Coverage	not applicable	50% max.	50% max.	75% max.	100% max.	
<b>g. SETBACKS - PRINCIPAL BUILDING (See Table 8)</b>						
(g.1) Front Setback Principal	not applicable	25 ft. min.	25 ft. min.	10 ft. min., 25 ft. max.	0 ft. min., 10 ft. max.	
(g.2) Front Setback Secondary	not applicable	15 ft. min.	15 ft. min.	5 ft. min., 12 ft. max.	2 ft. min., 12 ft. max.	
(g.3) Side Setback	not applicable	10 ft. min.	10 ft. min.	total 10 ft. min., 40 ft. max.	0 ft. min., 20 ft. max.	
(g.4) Rear Setback	not applicable	10 ft. min.	10 ft. min.	5 ft. min. *	0 ft. min. *	
Frontage Buildout	not applicable	not applicable	40% min. at setback	60% min. at setback	80% min. at setback	
<b>h. SETBACKS - OUTBUILDING (See Table 8)</b>						
Front Setback	not applicable	20 ft. min. + bldg. setback	20 ft. min. + bldg. setback	20 ft. min. + bldg. setback	40 ft. max. from rear prop	
Side Setback	not applicable	5 ft.	5 ft.	5 ft. min. *	0 ft. min.	
Rear Setback	not applicable	5 ft. min. *	5 ft. min. *	5 ft. min. *	5 ft. min. *	
<b>i. BUILDING DISPOSITION (See Table 3)</b>						
Edgeyard	permitted	permitted	permitted	permitted	not permitted	
Sideyard	not permitted	not permitted	not permitted	permitted	permitted	
Rearyard	not permitted	not permitted	not permitted	permitted	permitted	
Courtyard	not permitted	not permitted	not permitted	permitted	permitted	
<b>j. PRIVATE FRONTAGES (See Table 2)</b>						
Common Yard	not applicable	permitted	permitted	not permitted	not permitted	
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted	
Terrace, Dooryard	not applicable	not permitted	not permitted	permitted	permitted	
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	
Stoop	not applicable	not permitted	not permitted	permitted	permitted	
Shopfront	not applicable	not permitted	not permitted	not permitted	permitted	
Gallery	not applicable	not permitted	not permitted	not permitted	permitted	
Arcade	not applicable	not permitted	not permitted	not permitted	permitted	
Parking Lot	not applicable	not permitted	not permitted	not permitted	permitted	
<b>k. BUILDING CONFIGURATION</b>						
Principal Building	not applicable	2 stories max.	2 stories max.	3 stories max., 2 min.	5 stories max., 2 min.	
Outbuilding	not applicable	2 stories max.	2 stories max.	2 stories max.	2 stories max.	
<b>l. BUILDING FUNCTION (See Table 4 and Table 6)</b>						
Residential	not applicable	restricted use	restricted use	limited use	open use	
Lodging	not applicable	restricted use	restricted use	limited use	open use	
Home Occupation	not applicable	open use	open use	open use	open use	
Live Work	not applicable	not permitted	not permitted	open use	open use	
Office	not applicable	not permitted	not permitted	limited use	open use	
Retail	not applicable	not permitted	not permitted	limited use	open use	

\* except in the case of public easements



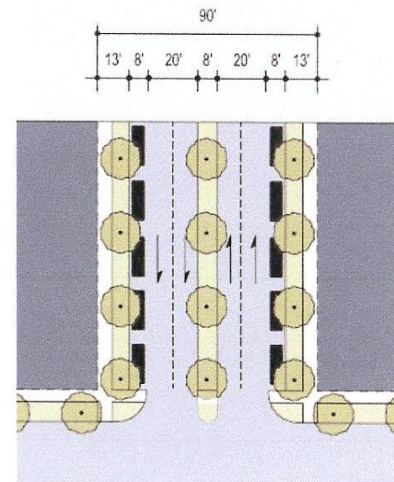
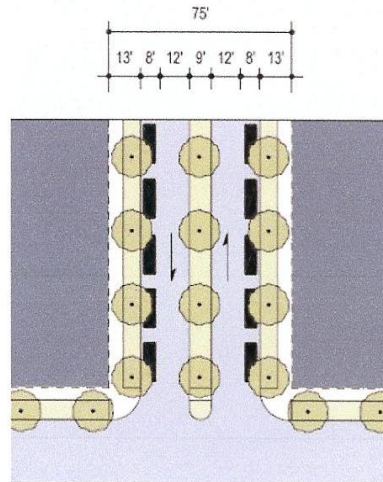
**TABLE 10. THOROUGHFARE ASSEMBLIES**

These thoroughfare assemblies are the permitted types and configurations that are allowed within the Form Based Code Development District with the understanding that the use of the thoroughfare assemblies must be reviewed and approved within the context of each development by the City Traffic Engineer.

KEY	ST-57-20-BL
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	
Transportation	

**THOROUGHFARE TYPES**

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Lane	L



Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb type
Landscape Type

AV-75-40
Avenue
T3, T4, T5
75 feet
40 feet total
Slow Movement
25 MPH
5.7 seconds - 5.7 seconds at corners
2 lanes
Both sides @ 8 feet marked
15 feet
6 foot Sidewalk
7 foot continuous Planter
Curb or Swale
Trees @ 30' o.c. Avg.

AV-90-56
Avenue
T3, T4, T5
90 feet
56 feet total
Slow Movement
25 MPH
5.7 seconds - 5.7 seconds at corners
4 lanes
Both sides @ 8 feet marked
15 feet
6 foot Sidewalk
7 foot continuous Planter
Curb or Swale
Trees @ 30' o.c. Avg.

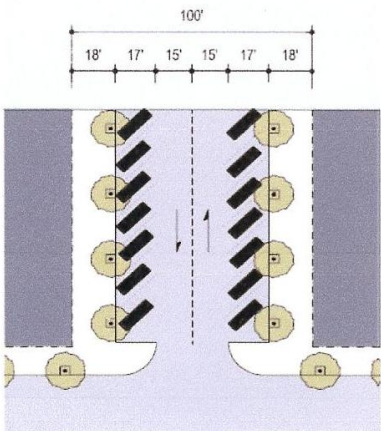
Bicycle facilities are not required; however, at the time of development, the thoroughfare assemblies may be modified to accommodate bicycle facilities with the approval of the City Traffic Engineer.

TABLE 10. THOROUGHFARE ASSEMBLIES

These thoroughfare assemblies are the permitted types and configurations that are allowed within the Form Based Code Development District with the understanding that the use of the thoroughfare assemblies must be reviewed and approved within the context of each development by the City Traffic Engineer.

KEY	ST-57-20-BL
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES	
Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Lane	L



Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb type
Landscape Type

CS-100-64
Commercial Street
T5
100 feet
64 feet
Slow Movement
25 MPH
8.5 seconds at corners
2 lanes
Both sides angled @ 17 feet marked
15 feet
18 foot Sidewalk
4x4' tree well
Curb
Trees @ 30' o.c. Avg.

Bicycle facilities are not required; however, at the time of development, the thoroughfare assemblies may be modified to accommodate bicycle facilities with the approval of the City Traffic Engineer.

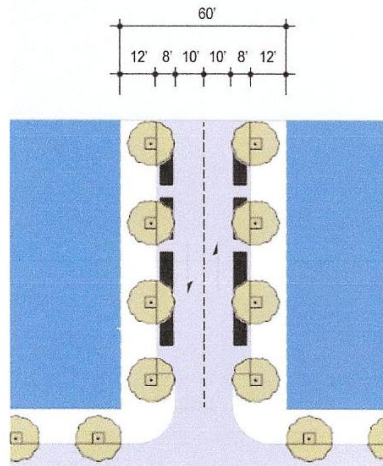
TABLE 10. THOROUGHFARE ASSEMBLIES

These thoroughfare assemblies are the permitted types and configurations that are allowed within the Form Based Code Development District with the understanding that the use of the thoroughfare assemblies must be reviewed and approved within the context of each development by the City Traffic Engineer.

KEY	ST-57-20-BL
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	
Transportation	

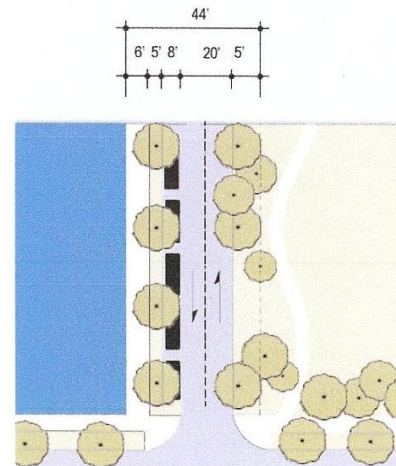
THOROUGHFARE TYPES

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Lane	L



CS-60-36

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	60 feet
Pavement Width	36 feet
Movement	Two-Way
Design Speed	30 MPH
Pedestrian Crossing Time	9 seconds at crosswalks and corners
Traffic Lanes	2 Lanes
Parking Lanes	Both sides @ 8 feet Striped
Curb Radius	25 feet
Walkway Type	12 Foot Sidewalk Both Sides
Planter Type	5 feet x 5 feet
Curb type	Standup Curb
Landscape Type	Allee 30' O.C.



DR-44-28

Thoroughfare Type	Drive
Transect Zone Assignment	T4
Right-of-Way Width	44 feet
Pavement Width	28 feet
Movement	Two-Way
Design Speed	30 MPH
Pedestrian Crossing Time	9 seconds at crosswalks and corners
Traffic Lanes	2 Lanes
Parking Lanes	Building side / Opposite a park or other civic open space
Curb Radius	25 feet
Walkway Type	8 Foot Sidewalk on Building Side
Planter Type	5 feet Continuous Planter
Curb type	Standup Curb-Header Curb
Landscape Type	Allee 30' O.C., Single and Cluster, Average 1/30' Along Open Space

Bicycle facilities are not required; however, at the time of development, the thoroughfare assemblies may be modified to accommodate bicycle facilities with the approval of the City Traffic Engineer.



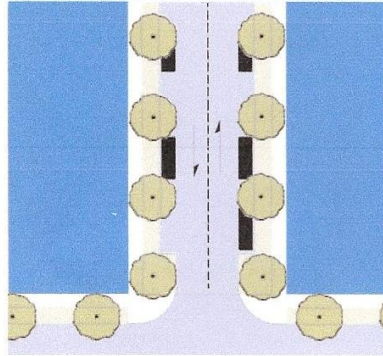
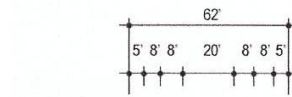
**TABLE 10. THOROUGHFARE ASSEMBLIES**

These thoroughfare assemblies are the permitted types and configurations that are allowed within the Form Based Code Development District with the understanding that the use of the thoroughfare assemblies must be reviewed and approved within the context of each development by the City Traffic Engineer.

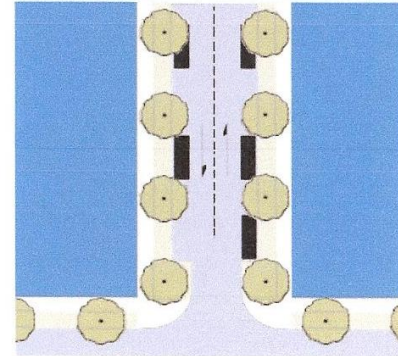
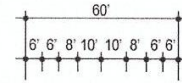
KEY	ST-57-20-BL
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	
Transportation	

**THOROUGHFARE TYPES**

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Lane	L

**ST-62-36**

Thoroughfare Type	Residential Street
Transect Zone Assignment	T4
Right-of-Way Width	62 feet
Pavement Width	36 feet
Movement	Two-Way
Design Speed	25 MPH
Pedestrian Crossing Time	6 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides (Not Striped)
Curb Radius	25 feet
Walkway Type	5 Foot Sidewalk Both Sides
Planter Type	8 foot Continuous Planter
Curb type	Standup Curb
Landscape Type	Allee 30 feet O.C.

**ST-60-36**

Thoroughfare Type	Residential Street
Transect Zone Assignment	T4
Right-of-Way Width	60 feet
Pavement Width	36 feet
Movement	Two-Way
Design Speed	25 MPH
Pedestrian Crossing Time	6 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides (Not Striped)
Curb Radius	25 feet
Walkway Type	6 Foot Sidewalk Both Sides
Planter Type	6 foot Continuous Planter
Curb type	Standup Curb
Landscape Type	Allee 30' O.C.

Bicycle facilities are not required; however, at the time of development, the thoroughfare assemblies may be modified to accommodate bicycle facilities with the approval of the City Traffic Engineer.

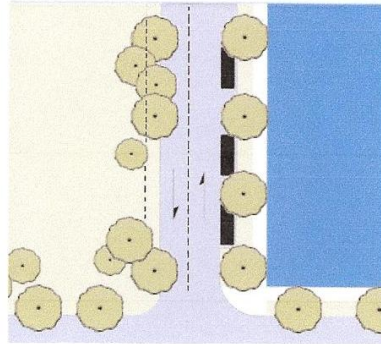
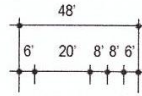
**TABLE 10. THOROUGHFARE ASSEMBLIES**

These thoroughfare assemblies are the permitted types and configurations that are allowed within the Form Based Code Development District with the understanding that the use of the thoroughfare assemblies must be reviewed and approved within the context of each development by the City Traffic Engineer.

KEY		ST-57-20-BL
Thoroughfare Type		
Right-of-Way Width		
Pavement Width		
Transportation		

**THOROUGHFARE TYPES**

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Lane	L



**ST-48-28**





Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb type	
Landscape Type	

Residential Street
T1, T2, T3, T4
48 feet
28 feet
Two-Way
25 MPH
6 seconds
2 lanes
Both Side of Street (Not Striped)
25'
6 Foot Sidewalk Building Side
8 Foot Continuous Planter
Standup Curb Building/Header Curb Park Side
Allee 30' O.C., Single and Cluster; Average 1/30' Along Open Space

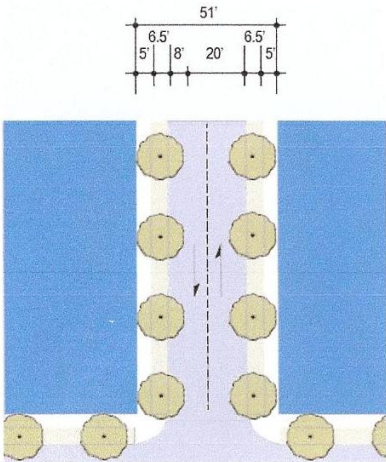
Bicycle facilities are not required; however, at the time of development, the thoroughfare assemblies may be modified to accommodate bicycle facilities with the approval of the City Traffic Engineer.

TABLE 10. THOROUGHFARE ASSEMBLIES

These thoroughfare assemblies are the permitted types and configurations that are allowed within the Form Based Code Development District with the understanding that the use of the thoroughfare assemblies must be reviewed and approved within the context of each development by the City Traffic Engineer.

KEY	ST-57-20-BL
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES	
Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Lane	L



Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb type
Landscape Type

ST-51-28
Residential Street
T3
51 feet
28 feet
Two-Way
25 MPH
6 seconds
2 lanes
Parking (Not Striped)
25'
5 Foot Sidewalk Building Side
6.5 Foot Continuous Planter
Standup Curb
Allee 30' O.C.

Bicycle facilities are not required; however, at the time of development, the thoroughfare assemblies may be modified to accommodate bicycle facilities with the approval of the City Traffic Engineer.



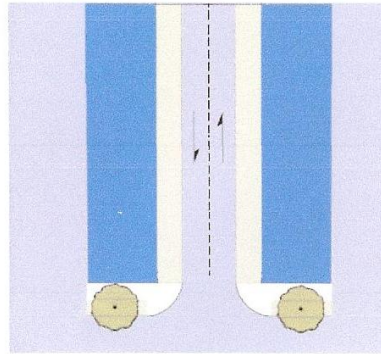
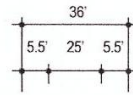
**TABLE 10. THOROUGHFARE ASSEMBLIES**

These thoroughfare assemblies are the permitted types and configurations that are allowed with the Form Based Code Development District with the understanding that the use of the thoroughfare assemblies must be reviewed and approved within the context of each development by the City Traffic Engineer.

KEY	ST-57-20-BL
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	
Transportation	

**THOROUGHFARE TYPES**

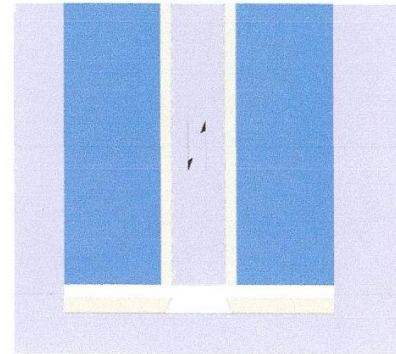
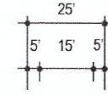
Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Lane	L



**L-36-25**

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb type	
Landscape Type	

Lane	
T3, T4	
36 feet	
25 feet	
Two-Way	
25 MPH	
6 seconds	
2	
None	
25'	
None	
None	
Header Curb	
None	



**ST-25-15**

Rear Alley	
T3, T4, T5	
25 feet	
15 feet	
Two-Way	
10 MPH	
3.5 seconds	
1 Lane - Two-way	
None	
25'	
None	
None	
Header Curb	
None	

Bicycle facilities are not required; however, at the time of development, the thoroughfare assemblies may be modified to accommodate bicycle facilities with the approval of the City Traffic Engineer.

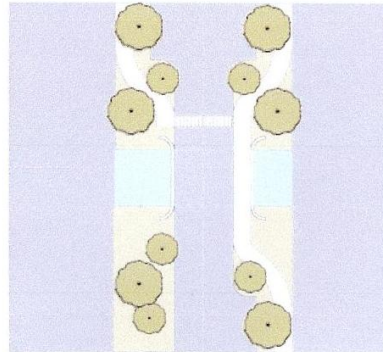
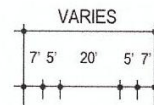
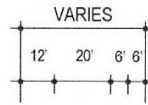
**TABLE 10. THOROUGHFARE ASSEMBLIES**

These thoroughfare assemblies are the permitted types and configurations that are allowed within the Form Based Code Development District with the understanding that the use of the thoroughfare assemblies must be reviewed and approved within the context of each development by the City Traffic Engineer.

KEY	ST-57-20-BL
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	
Transportation	

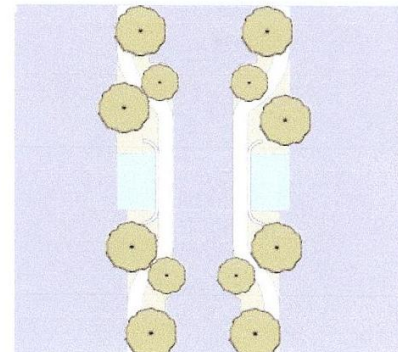
**THOROUGHFARE TYPES**

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Lane	L

**Bridge-VARIES-20**

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb type	
Landscape Type	

Bridge
T3, T4, T5
Varies
20 feet
Two-Way
10 MPH
3.5 seconds
2
None
None
6 Foot Sidewalk One Side of Bridge
None
Standup Curb
None

**Bridge-VARIES-20**

Bridge
T3, T4, T5
Varies
20 feet
Two-Way
10 MPH
3.6 seconds
2
None
None
6 Foot Sidewalk One Side of Bridge
None
Standup Curb
None

Bicycle facilities are not required; however, at the time of development, the thoroughfare assemblies may be modified to accommodate bicycle facilities with the approval of the City Traffic Engineer.